Staff Report

To: Francis City Planning Commission
From: Ryan Robinson
Report Date: May 9th, 2019
Meeting Date: May 16th, 2019
Title: Jean McNeil Acres Phase 3
Type of Item: Subdivision Preliminary Plan

Executive Summary:
Jean McNeil Acres (JMA) Phase three was annexed into Francis City in July of 2018. The parcel CD-2008-B is five acres and is zoned as residential half (RH). The applicant is asking for seven lots on five acres which is consistent with the amount of lots allowed in this zone and the annexation approval. During the annexation process a wetland delineation was done and found as stated on page 6. “There are no wetlands on site. There are two perennial ditches. One on the north fence line and one on the west fence line.” Attached is the preliminary plan showing seven lots with frontage off of future public roads (see attached plan). The public road going south allows for connectivity, planning for potential future development, and the road going west is part of the future roads map in the general plan. Temporary cul-de-sacs are found on the southern and western ends of the road that add turn around areas for emergency vehicles and snow plows. These cul-de-sacs will be removed upon expansion of the roads. There is also a trail going in front of the lots and the new road which is consistent with the trails plan in the General plan.

City Code:
18.35: Residential half zone requirements
17.35: Final Plat
17.25.310: Sidewalks, curbs, trails, and paths.

General Plan:
Community Vision: Pg. 11-12
Land Use: Pg. 17- Residential Half.
Future Road Map: Pg. 29
Trails: Pg. 46-50

City Council Recommendations:
JMA phase three was forwarded back to the Planning Commission with a positive recommendation.

Staff Recommendation:
Review the final plat and if there are no concerns forward to City Council for final approval.

Community Review:
A public hearing has already taken place and is not required at this time.
Staff Report

To: Francis City Planning Commission
From: Ryan Robinson
Report Date: May 9th, 2019
Meeting Date: May 16th, 2019
Title: Floating Zone Multi-Family Housing
Type of Item: Code Text Amendment

Executive Summary:
Francis City is seeing the need for more affordable housing increasing. Adding the ability to build multi-family housing into the code gives developers additional building options and potentially more affordable housing for residents. In past Francis City Code two-family dwellings, condominiums, and townhomes were allowed for multifamily housing. Attached is a draft for a multifamily zone that includes items recommended in past meetings.

City Code:
17.60.025- Conservation Subdivision allows for 25% of the total development to be in townhomes.
18.20.050-One dwelling per lot.

General Plan:
- Moderate Income housing pg. 30-32

Planning Commission Recommendation
A rough draft of the multifamily zone was sent out for review among the Planning Commissioners.

Staff Recommendation:
Review the attached draft of the multifamily zone, discuss changes that need to be made.

Community Review:
A public hearing is required at this time.
18.58.010 R-M Residential Multifamily Zone

The R-M residential multifamily zone is established to provide a residential environment within the City which is characterized by attractively landscaped multi-family residential lots as defined in FCC 18.10.040 and open space. The R-M zone is not intended to be an agricultural zone and development is intended to occur at medium densities. Only lots previously zoned Agriculture one or Residential half may be eligible for a zone change to the Residential Multifamily Zone.

18.58.020 Permitted and Conditional Uses

<table>
<thead>
<tr>
<th>Type: R-M Use</th>
<th>Allowed</th>
<th>Conditional Use Permit</th>
<th>Business License</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory structures, unoccupied</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home occupation as regulated by business license and Chapter 18.80FCC</td>
<td>✓</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>Multi-family dwellings Up to six (6) individual units</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

18.58.030 Requirements for site plan review

The following standards must be met for each development within the R-M Zone.
1. Have a separate kitchen and bathroom facilities for each dwelling unit.
2. The ability to meet City Code related to adequate parking for each dwelling unit as defined in FCC 18.100.100
3. Have separate utilities to each dwelling unit.
4. Each dwelling unit is built to residential building codes.
5. No temporary structures are allowed as a dwelling unit.
6. Each dwelling unit will have its own address.
7. Each dwelling unit will meet emergency and fire code access standards.
8. A hard surface driveway or parking (concrete or asphalt) must be installed for dwellings
9. For each individual dwelling unit an area of no less than 1,000 square feet shall be preserved and dedicated as open space.
18.58.040 Dimensional Standards
1. The minimum lot size in the R-M zone shall be 7,000 square feet per individual dwelling unit with no more than six individual units located in a single building.
2. The maximum number of dwelling units allowed in a single R-M development is 60.

18.58.050 Lot Requirements
a. Front setback: Those lots adjacent to public roads shall be a minimum of 20 feet from the property line.
b. Side setback: The minimum side yard setback for main buildings shall be 10 feet from the property line.
c. Rear setback: The minimum rear yard setback for main buildings shall be 20 feet from the property line.
d. Side corner setback: the minimum side corner setback for main buildings shall be 20 feet from the property line in compliance with clear vision standards.

18.85.060 Accessory Dwelling Requirements
1. An accessory building, allowed by this title and FCC Title 17, shall be located no closer than six feet from the side and rear property lines. Accessory buildings shall not be permitted in the required front or side street yard areas required for main buildings. Roof drainage shall be required to be retained on site for all accessory buildings.
2. Accessory buildings greater than 12 feet in height shall not be permitted.